

RENTON CITY COUNCIL
Regular Meeting

October 12, 1998
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

BOB EDWARDS, Council President; ; KATHY KEOLKER-WHEELER; DAN CLAWSON; KING PARKER; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; DAVID DEAN, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; OWEN DENNISON, Associate Planner; TROY SCHLEPP, Planning Intern; DEREK TODD, Finance Analyst; COMMANDER CURTIS SMALLING, Police Department.

PRESS

Elizabeth Parker, *Renton Reporter*
Claire Booth, *South County Journal*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY EDWARDS, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF OCTOBER 5, 1998, AS PRESENTED. CARRIED.

PUBLIC MEETING

Annexation: East Renton Plateau,
SE 128th St

The proper notices having been posted and published in accordance with local ordinances and State law, Mayor Tanner opened the public meeting to consider the 10% Notice of Intent to Annex Petition for approximately 21 acres located south of SE 128th St. and east of 138th Ave. SE (Duvall Ave. NE) in the East Renton plateau area.

Owen Dennison, Associate Planner, stated that the area proposed for annexation is generally vacant, with Comprehensive Plan designations of Residential Options (RO) and Residential Single Family (RS). Typical implementing zoning would be R-10 and R-8, respectively. With the exception of the water utility, responding departments and divisions of the City have agreed that the annexation would present a logical expansion of City services. Mr. Dennison explained that this area's current service from Water District 90 would continue if the annexation is approved.

Continuing, Mr. Dennison said staff recommends that the annexation area be expanded by an additional 172 acres of generally vacant or lightly developed properties located north and south of SE 128th St. east to 152nd Ave. SE (if extended). Over 60% of the property owners in the proposed expansion area have already expressed interest in annexing to Renton. The boundaries of the expanded annexation proposal are consistent with both City policies and Boundary Review Board objectives. The Comprehensive Plan designations of the expansion area are Convenience Commercial, Residential Rural and Residential Single Family.

Mr. Dennison noted that a significant portion of the proposed expanded annexation area is within the Issaquah School District, which charges impact fees of about \$6,000 for each new single family unit developed. Because Renton does

not have an ordinance authorizing such impact fees, the School District would likely raise the issue during the annexation process.

Also, the area has existing surface water problems which King County is attempting to address with several ongoing projects downstream of the proposed annexation. Concluding, Mr. Dennison stated that if Council accepts the Notice of Intent to Annex, a full fiscal analysis will be prepared for the public hearing on the 60% petition.

The Administration recommends that Council: authorize circulation of the 60% Petition to Annex for the expanded area; require the adoption of City zoning on the property consistent with Renton's Comprehensive Plan; require that the property owners assume a proportional share of Renton's bonded indebtedness; and refer the first of two required public hearings on the zoning to the Planning Commission.

Audience comment was invited.

Larry Smith, 1420 Fifth Ave., Seattle, WA, 98101, representing Syntax Homes and Ribera-Balko Enterprises, supported the annexation as proposed and asked that Council expand the annexation area as described by Mr. Dennison.

Roger Paulsen, 15657 SE 139th Pl., Renton, 98059, stated that many residents of this area understand that it has been designated as urban and will eventually be developed to urban densities. Noting that the area is largely single family residential, which most property owners want to preserve, he felt that Renton's Comprehensive Plan and proposed zoning for this area was much more desirable than King County's. He appreciated that Renton refuses to provide sewers for development outside of its boundaries unless doing so supports its Comprehensive Plan.

Mike Snow, 14114 SE 132nd St., Renton, said that virtue can be defined as the need to balance the rights of the individual vs. the needs of the community. Emphasizing that he is not opposed to the annexation because he understands that growth will occur, he urged the City to scrutinize the area's existing uses before deciding which new uses would be appropriate and will be allowed.

Responding to Councilman Corman, Director of Neighborhoods & Strategic Planning Mike Kattermann confirmed that the only zoning category correlated with the Residential Options (RO) land use designation is R-10. Changing this zoning, then, would require amending the Comprehensive Plan.

Correspondence was read from Norm Green, Ray Griffin and Byron Murgatroyd, Commissions of King County Water District 90, 15606 SE 128th St., Renton, 98059, requesting that the City not take further action on this proposal—or any other existing or future annexation proposals for this area—until issues related to the appropriate provider of sewers are resolved by King County, and Renton and the Water District have reached agreement on the relevant service boundaries.

Mayor Tanner said Renton has asked King County to declare both this area and other areas east of the City as Renton sewer service areas. Regardless of the County's decision on this request, however, Renton could still annex this area, even if it were pronounced to be Water District 90's sewer service area. Mayor Tanner added that Water District 90 does not currently offer any sewer services, which Renton does.

Councilman Corman rhetorically questioned why the Issaquah School District

cannot assume responsibility for collecting any development impact fees which it has chosen to impose. He felt that Renton should not be made accountable for fees required by the School District.

MOVED BY EDWARDS, SECONDED BY SCHLITZER, COUNCIL ACCEPT THE 10% NOTICE OF INTENT TO ANNEX; AUTHORIZE CIRCULATION OF THE 60% PETITION TO ANNEX FOR THE EXPANDED AREA; REQUIRE THE ADOPTION OF CITY ZONING ON THE PROPERTY CONSISTENT WITH RENTON'S COMPREHENSIVE PLAN; REQUIRE THAT THE PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF RENTON'S BONDED INDEBTEDNESS; AND REFER THE FIRST OF TWO REQUIRED PUBLIC HEARINGS ON THE ZONING TO THE PLANNING COMMISSION.*

Councilman Corman asked how deep the Residential Options designation is drawn along SE 128th St. (NE 4th St., extended; also informally known as Cemetery Road). Mr. Kattermann illustrated this area on the map, explaining that Renton considers the most appropriate implementing zone for this designation to be single family. Current King County zoning in this area is R-18, R-12, R-8 and Community Business.

*MOTION CARRIED.

Mr. Kattermann noted that the hearing before the Planning Commission on this subject will be held at 7:00 p.m. on November 18th.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1998 and beyond. Items noted included:

- * Students of the Information Services Program at Renton Technical College created a database program for the City's Human Services Housing Repair Assistance Program to track client demographics, services, and expenditures.
- * Renton's Senior Activity Center team won the overall team championship trophy at the recent Second Annual Senior Challenge, in which 11 senior centers from throughout south King County participated.
- * Gateway Pointe Apartments at 1455 S. Puget Drive is the first apartment complex to successfully pass all three phases of Renton's Crime Resistant Multi-Housing Program.

AUDIENCE COMMENT

Citizen Comment: Lake Terrace Homeowners' Association, Impending Sale of Property, Saunders

Eleanor Saunders, 2100 Lake Washington Blvd. N., Space 33, Renton, 98056, said forcing residents of Lake Terrace Mobile Home Park to move due to the proposed development of this site would disrupt and disturb their entire lives, because they have established themselves here as far as their employment, travel distance to work, school and church attendance, doctors and friends. She added that many of the residents are ethnic minorities, low-income, senior, disabled, and/or single women, and moving would create a fantastic financial burden that none of them can meet. She concluded that currently, none of the residents would be able to resettle in the Renton area because no other mobile home park is available to them.

Citizen Comment: Lake Terrace Homeowners' Association, Impending Sale of Property

Ishbel Dickens, 1021 NE 70th St., Seattle, WA, explained that she works with mobile home residents who are faced with having to move, and she has seen many of them suffer because of development. She accused the City of rushing to approve the proposed development of this property, which would lead to the loss of 92 affordable homes. Referring to policies contained in the Housing Element

of Renton's Comprehensive Plan, she said the proposed development is contradictory to many of them. Adding that the City of Seattle successfully required a developer to significantly assist in the relocation of displaced mobile home park residents, she suggested that Renton require this as well.

Responding to Councilman Corman, Ms. Dickens said the mobile home park residents have joined together to exercise their right of first refusal to the proposed sale of the property. They hope to be able to purchase the land themselves and continue living on it.

Citizen Comment: Lake Terrace Homeowners' Association, Impending Sale of Property

Bill Barlow, 2100 Lake Washington Blvd. N., Space 91, Renton, 98056, called on the City to ensure responsible development of the Lake Washington Blvd. corridor. Noting that Renton has policies relating to the preservation of low- and moderate-income housing, he said that the City should, therefore, be concerned about the potential loss of the mobile home units. He encouraged requirement of strict conformance with height limits, parking requirements, etc. and said that the steep slopes on this property should not be excavated and subsequently refilled. Mr. Barlow asked that the proposed development of this property be considered in relation to that of Port Quendall and other pending developments along Lake Washington Blvd., especially with respect to the cumulative traffic and environmental impacts on this area.

Councilman Corman inquired if any variances have been requested or granted for this project. Planning/Building/Public Works Administrator Gregg Zimmerman replied that although no application has yet been forwarded to his office, he understands that it is the intention of the developer to apply for a variance to the City's parking and loading ordinance. Mayor Tanner wanted to know if the property has been officially transferred to Trammell Crow, the developer.

Citizen Comment: Lake Terrace Homeowners' Association, Impending Sale of Property

Roger Haynes, 2100 Lk. Wash. Blvd. N., Space 62, Renton, 98056, said because many manufactured home parks will not accept older mobile homes, it appears to him that he will end up losing his home and paying to have it destroyed.

Mayor Tanner offered to have staff check with the King County Records office to see if the property transaction has taken place. Councilman Clawson recommended that Lake Terrace Park residents consult with an attorney on this matter to ensure they are doing everything possible to purchase the property.

Citizen Comment: Lake Terrace Homeowners' Association, Impending Sale of Property

Sondra Kraft, 2100 Lake Washington Blvd. N., Space 68, Renton, 98056, said residents of Lake Terrace Park have endured many sleepless nights since receiving their one-year eviction notices in August. She wondered how the City could process permits for a proposed development on property that has not yet transferred ownership. Ms. Kraft described the travails of a former Lake Terrace Park resident, who decided to move after receiving the eviction notice but has since encountered numerous crises and financial difficulties related to her move. She concluded by asking the City to help residents buy this property.

Mayor Tanner clarified that the City issues permits only to owners of record.

Councilmember Keolker-Wheeler cautioned against over-reliance on statements and policies contained in the Comprehensive Plan, explaining that although the City worked long and hard on this document, State law holds that whenever a jurisdiction's Comprehensive Plan and its Zoning Code conflict, the latter overrules the former.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Appeal: AK Media/NW, Tri-

City Clerk submitted appeal of Hearing Examiner's decision denying the appeal

Vision Billboards, AAD-98-102	of an administrative determination prohibiting the use of “tri-vision” billboard signs; appeal filed on 9/24/98 by Paul R. Taylor, representing AK Media/NW. Refer to <u>Planning & Development Committee</u> .
Parks: Downtown Plaza and Gateway Parcels, Naming as Official City Parks	Community Services Department recommended that the Downtown Plaza and Gateway parcels located north and south of Logan Ave. S. and west of S. Third St. in the downtown, be officially designated as City parks. Refer to <u>Community Services Committee</u> .
Annexation: Hoquiam Ave NE (113 th to 116 th)	Economic Development, Neighborhoods and Strategic Planning Department requested a public meeting be set on 10/26/98 to consider a Notice of Intent petition to annex approximately 12 acres located east of Hoquiam Ave. NE (142nd Ave. SE) between SE 113th and 116th Streets. Council concur.
Planning: Urban Growth Boundary & Countywide Planning Policies Amendments for Cougar Mt Park	Economic Development, Neighborhoods and Strategic Planning Department recommended acceptance of amendments to the Urban Growth Boundary and Countywide Planning Policies as proposed by the Growth Management Planning Council. The amendments pertain to the Cougar Mountain Regional Wildland Park. Council concur.
Finance: Timekeeping Software, KRONOS	Finance and Information Services Department recommended approval of a contract in the amount of \$121,536 with KRONOS, Inc. for software to provide timekeeping information and distribution. Refer to <u>Finance Committee</u> .
HR&RM: Reclassifications (12 Positions)	Human Resources & Risk Management Department recommended the reclassification of 12 positions, as follows: CIP Manager, grade MR-26 to grade 28; Golf Course Operations Specialist, grade 7 to grade 8; Office Assistant III, grade 5, to Data Base Systems Technician, grade 7; Principal Human Resources Analyst, grade MU-23, to Human Resources Manager, grade 30; City Clerk, grade MR-26, to City Clerk/Cable Manager, grade 30; Deputy City Clerk, grade EH-15 to grade MZ-17; Records Management Specialist, grade 7, to Records Management Coordinator, grade 11; Court Clerk, grade 7, to Judicial Specialist, grade 8; Lead Court Clerk, grade 10, to Lead Judicial Specialist, grade 11; Vehicle & Equipment Supervisor, grade MR-26, to Fleet Manager, grade 30; Utility Locator/Inspector, grade 12 to grade 14; and Court Services Director, grade MR-26 to grade 30. Total 1998 cost: \$18,671. Refer to <u>Finance Committee</u> .
Transportation: Kennydale Sidewalk Design (N 30 th & Park)	Transportation Systems Division requested authorization to proceed with design of walkways along Park Ave. N. and N. 30th St. in accordance with Alternatives “B” and “C” that were presented at a public open house on September 15th. Refer to <u>Transportation Committee</u> .
Public Works: East Kennydale Sewer Interceptor Construction, Temporary Closure of Aberdeen & NE 24 th	Utility Systems Division recommended a temporary closure of NE 24th St. between Aberdeen and Blaine Avenues NE, the intersection of Aberdeen Ave. NE and NE 24th St., and Aberdeen Ave. NE between NE 24th and 20th Streets from October 13th to November 9th to allow construction of the East Kennydale Sewer Interceptor. Council concur. (See page 331 for resolution.) MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
CORRESPONDENCE Citizen Comment: Karinen et al., Request for 4-Way Stop Signs at NE 6th Pl/Ferndale Ave NE	A petition submitted by Ken and Helga Karinen, 2705 NE 6th Pl., Renton, 98056, and containing 24 signatures, requested that the City install a four-way stop sign at the intersection of NE 6th Pl. and Ferndale Ave. NE. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THIS MATTER TO THE <u>TRANSPORTATION COMMITTEE</u> . CARRIED.

OLD BUSINESS**Committee of the Whole**

Parks: Highlands
Neighborhood Center
Reconstruction

Council President Edwards presented a report regarding reconstructing the Highlands Neighborhood Center. On August 12, the program wing of the Highlands Neighborhood Center was destroyed by fire, and damage occurred to the adjoining gymnasium. After initial discussions with the City's insurance representatives, the City Council, on August 17, 1998, discussed the future of the Highlands Neighborhood Center. At that meeting, the City Council committed to the reconstruction of the portion of the building destroyed by fire, and also agreed to consider modest improvements to the facility during reconstruction. The Council emphasized that the use of the facility would remain as a neighborhood recreation center.

The staff has completed an analysis of the Highlands Neighborhood Center reconstruction, and has presented its findings and recommendation in a Committee of the Whole presentation on October 12, 1998.

The Committee of the Whole recommended that staff proceed with reconstruction Option #3, which includes modest expansion and reconfiguration of the former facility. The Committee further recommended that a public meeting be held to discuss these plans prior to final approval. **MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

**Planning & Development
Committee**

Planning: Campen Property
Rezone on Talbot Hill

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding issues presented in Lila Campen's letter of September 8, 1998. The Committee recommended that the proposed project be allowed to proceed as a phased development in the R-14 zone. The Development Services Division staff has confirmed that this approach is workable, and the property owner and developer have agreed.

The Committee further recommended that the Comprehensive Plan and zoning designations for this area be reviewed during the 1999 Comprehensive Plan annual amendment cycle. The proposed study area includes properties along the east side of Talbot Road, south of the Institution Center designation to SE 192nd Street.

Phase II of the Campen project will proceed after the Comprehensive Plan and zone boundary issues are resolved. **MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Planning: Subdivision
Ordinance Amendments

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending concurrence with the staff recommendation to update the Subdivision Ordinance as follows:

1. Create an amendment procedure to allow for revisions to an approved preliminary plat prior to approval of the final plat for the subdivision. Minor amendments would be processed administratively, and major amendments would be processed by the Hearing Examiner. Major amendments would include decreasing open space by over 10%, increasing the number of lots, reducing the density below allowed minimums, relocating roadway access from the plat, or phasing the plat development.
2. Revise the definition of pipestem lots to allow for adjacent pipestem lots with a shared driveway. The pipestem lot definition should also be revised to clarify that any lot with frontage less than 80% of the minimum allowable width is a

pipestem lot, and that the portion of the pipestem lot which is narrower than 80% of the allowable width cannot be used for lot area calculations and measurement of front yard setbacks.

3. Revise submission period for final plats from three years to five years.
4. Revise final plat submittal requirements to allow for submittal of final plat mylars for review by City staff prior to completion of the improvements for the preliminary plat. The mylar still could not be recorded until all the required improvements were completed.
5. Revise lot line adjustment recording requirements to delete the requirement for legal descriptions for both application submittals and submittals for recording.

MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee

Utility: Water Main Oversizing
Reimbursement, Duvall Ave
NE

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to grant the request for reimbursement of funds not to exceed \$7,209.53 to Coal Creek Partners, LLC. The developer for the Hidden Creek Plat, located at the corner of Duvall Ave. NE and NE 8th St., was directed to install a 16-inch main along the frontage of Duvall Ave. NE. This action was to comply with the Comprehensive Water System Plan. The development would ordinarily be required to install an 8-inch main along the same frontage of Duvall Ave. NE. The developer (Coal Creek Partners, LLC) is requesting reimbursement of the cost difference from a 16-inch main to an 8-inch main. The cost estimate of \$7,209.53 provided by the developer is reasonable. There are sufficient funds in the 421 account appropriated for water main oversizing to cover this request. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claims Vouchers #163709-164166 and 2 wire transfers in the total amount of \$6,738,201.89 and approval of Payroll Vouchers #162692-162950 and 512 direct deposits in the total amount of \$1,264,388.71. MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation Committee

Streets: Vashon Pl NE Safety
Concerns

Transportation Committee Chair Schlitzer presented a report recommending that Council authorize the Administration to direct the immediate implementation of the following traffic improvements as outlined in work order 98-3892. The work order outlines adding and relocating stop signs on NE 8th St. and Bremerton Ave. NE to better control the traffic flow in the area. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilman Schlitzer hoped that the stop signs will resolve the speeding and other safety problems in this area so that speedbumps will not have to be further considered.

ORDINANCES AND RESOLUTIONS

The following resolution was presented for reading and adoption:

Resolution #3356

Streets: Aberdeen Ave/NE 24th
St Temporary Closure

A resolution was read authorizing the temporary closure of NE 24th St. between Aberdeen and Blaine Avenues NE, the intersection of Aberdeen Ave. NE and NE 24th St., and Aberdeen Ave. NE between NE 24th and 20th Streets for utility

construction and road restoration. MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

The following ordinance was presented for first reading and referred to the Council meeting of October 12, 1998 for second and final reading:

Zoning: Automall Expansion
(Areas A & B) & Changes to
Allowed Uses

An ordinance was read amending Section 4-3-040 of Chapter 3, Environmental Regulations and Special Districts, of Title IV (Development Regulations) of City Code by describing the location, uses, development standards, and potential waiver of street vacation fees for dealerships located within the Auto Mall Improvement District. MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/19/98. CARRIED.

The following ordinance was presented for second and final reading:

Ordinance #4748
Police: Pawn Shop Hours of
Operation

An ordinance was read amending Section 6-7-26 of Chapter 17, Pawn Brokers, of Title VI, Police Regulations, of City Code, by regulating the hours of pawn shop operation. MOVED BY CORMAN, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

NEW BUSINESS
Parks: Downtown Piazza
Project Update

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL RECEIVE AN UPDATE ON THE DOWNTOWN PIAZZA PROJECT AT A FUTURE COMMITTEE OF THE WHOLE MEETING. CARRIED.

Finance: BPA Allocation of
Federal Power Benefits

Council President Edwards referred to a letter submitted by Nina Odell, representing Puget Sound Energy, which explained how the Bonneville Power Administration's current proposal to reallocate federal power benefits would negatively impact that utility's customers. The cutoff for public comment on this proposal is October 23rd. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THIS MATTER TO THE FINANCE COMMITTEE. CARRIED.

Council: Flag Placement
Protocol in the Chambers

Councilmember Keolker-Wheeler asked that the Administration furnish a conclusive answer as to the correct placement of the United States and Washington State flags in the Council Chambers.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 9:08 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
October 12, 1998